

BOARD OF ADJUSTMENTS AND APPEALS MEETING

Monday, February 21, 2022 at 5:30 pm

Location

CITY COUNCIL CHAMBER, 18649 FM 1431, SUITE 3A, JONESTOWN, TEXAS

Board Members

Chair Robert L. Rogers (Place 2), Vice Chair Henry Mayes (Place 4), Sara Jane Cantwell (Place 1), Jim Etherton (Place 3), Paul Dertien (Place 5), Jona TenEyck (Alternate), Kara Trissel (Alternate)

AGENDA

ITEMS OPENING MEETING:

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**

Attachments:

- **February 7, 2022 draft minutes** (2022_02_07_BOA_minutes_draft_CJ.pdf)

GENERAL BUSINESS:

- 4. Request for a variance - 17616 Hunters Hollow**

Attachments:

- **Agenda report and supporting documents.** (BOA_17616_HUNTERS_HOLLOW.pdf)

- a. PUBLIC HEARING on a request by Oscar and Maria Paez-Pimiento for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning, Sec.14.02.061(b) "Chart 1. Requirements for Lots" to allow an increase in building height from 28ft. to 29ft. 10-1/4 inches in a "R-1 Single Family Residential District for a 1.56-acre property located at 17616 Hunters Hollow, (Lot 19 Hunters Creek Subd), Jonestown, TX.**
- b. Consideration and possible action on the above request by Oscar and Maria Paez-Pimiento for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning, Sec.14.02.061(b) "Chart 1. Requirements for Lots" to allow an increase in building height from 28ft. to 29ft. 10-1/4 inches in a "R-1 Single Family Residential District for a**

1.56-acre property located at 17616 Hunters Hollow, (Lot 19 Hunters Creek Subd), Jonestown, TX.

5. Discussion and possible action on

WORK SESSION:

6. ADJOURNMENT

I, the undersigned authority, do hereby certify that a copy of the above agenda of the City of Jonestown Board of Adjustments & Appeals was posted at Jonestown City Hall and Jonestown Community Library, places convenient and readily accessible to the general public at all times, and said agenda was posted on this 18th day of February 2022, by 5:00p.m. Belinda Gaytan, City Secretary, City of Jonestown, Texas

I certify that the above agenda of the City of Jonestown was removed on this _____ day of _____, 2021, at _____ a.m./p.m. _____ City Secretary.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the city secretary at 512-267-3243 or fax at 512-267-4572, or e-mail bgaytan@jonestowntx.gov

**MINUTES OF THE JONESTOWN BOARD OF ADJUSTMENTS & APPEALS MEETING
HELD FEBRUARY 7, 2022, 5:30 P.M., AT THE CITY COUNCIL CHAMBER, 18649 FM
1431, SUITE 3A, JONESTOWN, TEXAS.**

Sara Jane Cantwell (Place 1) Robert L. Rogers, Vice Chair (Place 2)	Jim Etherton, (Place 3) Henry Mayes (Place 4) Paul Dertien (Place 5)	Kara Trissel (Alternate 1) Jona Ten Eyck (Alternate 2)
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A. ITEMS OPENING MEETING:

1. CALL TO ORDER

CHAIRMAN

Chair Rogers called the meeting to order at 5:30 p.m.

2. ROLL CALL

SECRETARY

Present: Chair Rogers, Members Cantwell, Alternate Trissel

Absent: Vice Chair Mayes, Member Etherton, Dertien, Alternate TenEyck

Staff Present: City Administrator Jones, Development Services Director Jolly, City Attorney Montgomery

With three board members in attendance, Chair Rogers stated a quorum of four board members is required to consider an application for a variance from the Chapter 14 Zoning Ordinances listed below under New Business: Agenda Item 5a and 5b. The public hearing for New Business: Agenda Item 5a and 5b is rescheduled to Monday, February 21, 2022, at 5:30 p.m.

3. APPROVAL OF MINUTES

November 1, 2021, meeting

A motion was made by Board member Cantwell and seconded by Alternate Trissel to approve the minutes of the November 1, 2021, meeting. The motion passed unanimously.

GENERAL BUSINESS:

OLD BUSINESS:

- 4. Consideration and possible action regarding the order issued September 27, 2021, for property at 18304 E. Lake Terrace Drive, Lot 361 Retirement Village No. 3, Jonestown, TX 78645, owner of record for said property being STL Renaissance Properties, LLC, 16238 N Ranch Road 620 F 342, Austin, TX, 78717.**

Chair Rogers stated public hearings for this property were previously held on August 30, 2021, and September 27, 2021. At the September 27 meeting, Board members established written findings of minimum standards violations for this property and issued an Order for the repairs to be completed by January 31, 2022.

City staff reported that the repairs have not been completed or sufficient to issue a certificate of occupancy, nor had the property owner provided weekly progress updates to staff as required in the Board's Order.

The property owner Michael Cantrell attended the meeting to request an extension until May 31, 2022, to finish the repairs citing reasons of labor shortages, building material delays, financing, and illness from the Covid-19 virus.

Board member considered the information provided and reviewed findings of minimum standards violations. Following discussion, Board members found reasons sufficient to grant an extension of the Order to May 31, 2022, to allow the property owner additional time to complete repairs sufficient to meet the City's requirement to obtain a certificate of occupancy.

NEW BUSINESS:

5. **a. PUBLIC HEARING on a request by Oscar and Maria Paez-Pimiento for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning, Sec.14.02.061(b) "Chart 1. Requirements for Lots" to allow an increase in building height from 28ft. to 29ft. 10-1/4 inches in a "R-1 Single Family Residential District for a 1.56-acre property located at 17616 Hunters Hollow, (Lot 19 Hunters Creek Subd), Jonestown, TX.**

Due to not having a quorum of four board members present, this public hearing is rescheduled to Monday, February 21, 2022, at 5:30 p.m.

- b. Consideration and possible action on the above request by Oscar and Maria Paez-Pimiento for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning, Sec.14.02.061(b) "Chart 1. Requirements for Lots" to allow an increase in building height from 28ft. to 29ft. 10-1/4 inches in a "R-1 Single Family Residential District for a 1.56-acre property located at 17616 Hunters Hollow, (Lot 19 Hunters Creek Subd), Jonestown, TX.**

Due to not having a quorum of four board members present, consideration of this application is rescheduled to Monday, February 21, 2022, at 5:30 p.m.

6. ADJOURNMENT

A motion was made by Board member Cantwell and seconded by Alternate Trissel to adjourn. Motion passed unanimously. Chair Rogers adjourned the meeting at 6:57 p.m.

PASSED AND APPROVED AT A MEETING HELD ON FEBRUARY 21, 2022.

Robert Rogers, Chair

ATTEST:

Belinda Gaytan, TRMC, City Secretary

DRAFT

City of Jonestown, Texas

AGENDA REPORT

Meeting Date: February 21, 2022

Agenda Item Number:

(City Secretary's Use Only)

Department: Development Services

Prepared by: Cynthia Jolly

Budgeted Amount: \$ 0

Date Prepared: February 18, 2022

Exhibits: Application, HOA Letter
Site Plan & Elevation
Public Notice Response from Neighbors

Subject

Variance to allow an increase in building height from 28 feet to 29 feet 10-1/4 inches for single family residence.

Recommendation

Consider a request by Oscar and Maria Paez-Pimiento for a variance from the Jonestown Code of Ordinances Chapter 14 Zoning Code, Section 14.02.061(b) "Chart 1. Requirements for Lots" to allow an increase in building height from 28 feet to 29 feet 10-1/4 inches in a "R-1" Single family Residential District for a 1.56-acre property located at 17616 Hunters Hollow, (Lot 19 Hunters Creek Subd), Jonestown, Texas.

Discussion

Attached are the site plan and elevation plan showing the proposed building height of 29ft.-10 1/2in. The applicant/builder submitted the Variance Check List for your consideration of a hardship to exceed the 28ft. building height limit. The legal notice of public hearing was published January 20, 2022 and letters to neighboring property owners were mailed January 17, 2022. Responses from neighbors opposing this variance application are enclosed.

Approval By

Signature

Date

Department Head

C. Jolly

2/18/22

City Administrator

[Signature]

2/18/22

City of Jonestown, Texas

18649 FM 1431, Suite 4-A
Phone 512-267-3243 Fax 512-267-4572

REQUEST TO BE PLACED ON THE AGENDA OF THE BOARD OF ADJUSTMENTS

FOR THE CONSIDERATION OF A:

VARIANCE ☒ APPEAL _____ SPECIAL EXCEPTION _____

Date Submitted 11/30/2021

Name of owner Oscar and Maria Paez Phone number 516-582-8797

Owner's mailing address 9406 Wnightingale Hill Ln - zip 77494

Subject property street address 17616 Hunters Hollow Jonestown Texas 78645

Legal Description Lot 19, Hunters Creek Subdivision, an addition in Travis county, Texas

Explanation of request Per city ordinance maximum height of structure in R1 Zoning district is 28 feet Customer would like to have their plans as they currently are 29 feet 10 1/4 inch.

To complete file:

- Copy of plat or survey of subject property
- If application is for a variance, attach a detailed drawing of a plot plan showing the location of the area of the property that will be affected by this request.
- Appropriate check list completed and signed.
- If application is for an appeal, state in the explanation of request above the decision of the City official and/or application/permit denial that is being appealed. Please include a copy of any applications and written correspondence from the City official that you may have.
- All filing fees, and related fees must be paid before the request will be put on an agenda.

Applicant's signature Viviana Gonzalez Date 11/30/2021

Reviewed and accepted for filing by:

Name _____ Title _____

Meeting Date: _____

Action from meetings: _____

CITY OF JONESTOWN

VARIANCE CHECK LIST

1. Is the request for a variance owing to special conditions inherent in the property itself? Example: The property has an odd shape, large trees would have to be cut to meet building requirements, hill, bluff, or creek reduces building area of the lot.	YES _____ NO <input checked="" type="checkbox"/>
2. Is the condition unique to this property?	YES _____ NO <input checked="" type="checkbox"/>
3. Is this condition self imposed or self created?	YES <input checked="" type="checkbox"/> NO _____
4. Will literal enforcement of the zoning ordinance result in unnecessary hardship? Example: Protected trees would have to be removed, minimum square footage could not be met due to terrain or shape of the lot.	YES <input checked="" type="checkbox"/> NO _____
5. Will the hardship prevent any reasonable use of the property without a variance? Without the variance the property owner would be denied the use of the property.	YES <input checked="" type="checkbox"/> NO _____
6. Would the granting of the variance be contrary to the public interest, or have an adverse effect on the surrounding property?	YES _____ NO <input checked="" type="checkbox"/>
7. Is the request within the spirit of the zoning ordinance?	YES <input checked="" type="checkbox"/> NO _____

Comments:

[Please see attached Variance approval from ACC and let us know if you need anything else from us](#)

The variance request has been reviewed for compliance using the checklist and is
 APPROVED FOR PROCESSING _____ REJECTED FOR NON QUALIFYING _____

Reviewed by _____ Title _____ Date _____

Cynthia Jolly

From: Oscar Paez <opaez@topgfa.com>
Sent: Thursday, November 11, 2021 9:11 AM
To: Gonzalez, Viviana; Bradford, Curtis; Home Office Phone
Subject: Fwd: Home Plan approval request - lot 19

Hi Viviana:

Great news!!! New plans have been approved by the ACC.

So we can proceed with the city permits.

Thanks

Oscar

Sent from my iPhone

Begin forwarded message:

From: Oscar Paez <opaez@topgfa.com>
Date: November 11, 2021 at 9:08:52 AM CST
To: Hunters Creek <hunterscreekarchcommittee@gmail.com>
Subject: Re: Home Plan approval request - lot 19

Thanks Kevin. I appreciate your help.

I will pass this to the builder so they can submit the plans to the city and we can start as soon as we are approved there.

Sent from my iPhone

On Nov 11, 2021, at 1:27 AM, Hunters Creek <hunterscreekarchcommittee@gmail.com> wrote:

Hi Oscar,

This is approved, with a few notes:

1. It is not noted on the plan, but want to note here that the driveway must be one of the materials outlined in the deed restrictions. I know you said it would be, but want to note it here.
2. I don't know the rules, but I would be surprised if the septic tank and drain field fits where you have it listed on the plan.

Thanks again for working with the committee on this. I understand it's frustrating... your house is going to be great!

Kevin

On Tue, Nov 9, 2021 at 9:45 AM <opaez@topgfa.com> wrote:

Hi:

We are resubmitting our plan.

We hope to get our plans approved this time.

Thank you for your help,

Oscar & Maria - Lot 19

----- Original Message -----

Subject: Re: Re: Re: Home Plan approval request - lot 19

From: "Hunters Creek" <hunterscreekarchcommittee@gmail.com>

Date: 11/7/21 2:22 pm

To: "opaez@topgfa.com" <opaez@topgfa.com>

Hi!

Thanks for sending this. I think it looks great! I need to head to the airport, but wanted to respond before I left. I sent this to the committee this morning and only one person hasn't already responded. The feedback has been favorable. I'm confident that this will get approved, please resubmit with the full set of plans.

One note, can you please have your builder articulate what type of material your driveway will be and also indicate where the propane tank (and whether it's buried or above ground) and the septic will be located?

Thanks again,
Kevin

On Sun, Nov 7, 2021 at 1:47 AM <opaez@topgfa.com> wrote:

Hi Kevin:

I am sending you a redesign taking your suggestion, please let mw know if by making this changes we go in the right direction. We would like your opinion or guidance before resubmitting again. We use mostly white tones, add stucco to most parts, reduce brick, make improvements in variety of design.

Also we match the garage to this new design.

Thanks in advance for your help.

Oscar & Maria

----- Original Message -----

Subject: Re: Re: Home Plan approval request - lot 19

From: "Hunters Creek" <hunterscreekarchcommittee@gmail.com>

Date: 11/6/21 5:56 pm

To: "opaez@topgfa.com" <opaez@topgfa.com>

Cc: "Gonzalez, Viviana" <gonzalezv@tilsonhome.com>, "Kris Evans" <krisevans99@gmail.com>

Hi,

I appreciate the offer to travel to Jonestown... that is certainly not warranted :). I am happy to hop on a call or zoom meeting to chat. Prior to doing that, I'd like to get the answers to your questions, as they are fair questions. Please note, this feedback is not from "me," but rather the committee as a whole. I have forwarded your questions to them and asked that we quickly get you answers.

I will respond to two points you raise.

We are not deviating from the process. When plans are submitted, they are reviewed by the committee. If there are zero concerns or issues raised, they are approved without the committee having to meet. If there are any concerns or questions raised by the committee, we meet to discuss and align on a response. So far, when it is necessary for the committee to meet, we have always had 100% consensus and alignment on our decision, with no dissenting "votes". Also note, I am not a board member. I copy Kris, as a representative of the board, whenever the committee issues a decision, so that the board is informed. If you disagree with a decision that the committee has made, your recourse is to escalate to the board for their review. Should they choose to, they can override the committee's decision. From there, the last path of escalation is to ask for a community wide vote. However, if you get to that point, nearly 50% of property owners have already weighed in.

On the question of 100% brick, that is on me, as I wasn't clear in the wording in my email - for that, I'm sorry. When I say 100% brick, it is in reference to the fact that the masonry material is 100% the same, with no variation. The homes in this neighborhood have a mix of materials offering architectural interest and detail.

I will confer with the committee and get back to you ASAP.

Thanks,
Kevin

On Sat, Nov 6, 2021 at 5:36 PM <opaez@topgfa.com> wrote:

Hi Kevin:

We are not pleased with the decision since we are complying with the requirements stipulated in the current bylaws.

Secondly, there is not a valid reason to deviate from standard procedure in the decision-making process that was applied to

everyone else even If there was a member that raised a concern. Within the duty of good faith, it is assumed that the Board members must treat all community members equally, not doing so is a breach of the required duty. And right now we don't feel that way. If that was the scenario at least we should have the opportunity to participate in any form in that meeting so we could have a light to move forward.

Third, as subjective as this decision is, it does not bring any specific suggestion to remedy the situation.

So in the spirit of solving this situation as soon as possible and by humbly accepting your decision, we are open to changing the design of OUR HOME. Having said that this raises many questions that need to be answered to fix our current situation:

1 - If we decide to change the brick color to white, would this be acceptable? If not what colors do you like?

Our perception was that it was MANDATORY to use 75% of masonry, the home has 89% of brick and 11% white siding, not 100% as you mentioned before or even less if we add the garage. So this takes us to the next two questions:

2 - When you are referring to 100% of brick is this related to the front of the house?

3 - if so, What percentages of brick would be accepted for the front and the rest of the house?

Now, in terms of the garage, the simplistic design of the garage is because two sides of the garage (back and right) would be hidden by tall cedars, leaving only the front and one side exposed to the view showing a vertical siding looking to create a variation to the home design.

4 - Does a horizontal white siding instead of the vertical one, would fix the garage design?

5 - If not, what specific changes do you recommend for the garage? What is missing in terms of the design?

Finally, are there other concerns that we need to address right now? We would need to move forward with the completion of this project as soon as possible. So we are open to improving our communication channels and we would be available to meet in zoom or travel to Jonestown in person to

discuss any topics that get us close to achieving our goal of building our dream home.

Regards,

Oscar Paez & Maria Mora

----- Original Message -----

Subject: Re: Home Plan approval request - lot 19

From: "Hunters Creek"

<hunterscreekarchcommittee@gmail.com>

Date: 11/6/21 3:33 pm

To: "opaez@topgfa.com" <opaez@topgfa.com>

Cc: "Gonzalez, Viviana" <gonzalezv@tilsonhome.com>, "Kris Evans" <krisevans99@gmail.com>

Hello Oscar and Maria,

I appreciate your patience as we work through evaluating your request. A concern was raised by a committee member in reviewing the plan via email, which then requires us to assemble as a group and discuss. Due to schedules, we were not able to meet until this past Thursday night.

Your plans, as submitted, are **not** approved.

Per our deed restrictions, a key role of the architectural committee is to ensure "...the harmony of external design with the existing structures on parcels in the Subdivision, as to type or exterior materials and exterior colors..." As such, the committee has determined that a 100% brick home does not fit within the hill country design aesthetic and is not in harmony with the external design of the existing homes already built or approved to be built in Hunters Creek. As you drive around the broader Reed Parks Road area, it is nearly impossible to find 100% brick homes, especially one that has been built in the last 10-20 years. The concern from the committee is equally weighted across several factors. One, the choice to use nearly 100% of any material, with little-to-no variation. Two, brick being the dominant material. And three, the red undertone color of the brick.

Secondly, the design of the garage has been called into question. At least on paper, it looks like an after thought, design-wise. The vertical siding and extremely simple aesthetic design of the garage is not in line with the design standards of other homes within the Subdivision.

I know and understand how frustrating this process is. I had similar challenges myself, with several items that I submitted to the committee for my own build not approved. As frustrating as this is, I hope you understand it's a process that benefits us all, and will benefit you as a homeowner in Hunters Creek. When completely built out, how individual homes come together to form our community will absolutely impact the overall desirability of Hunters Creek, and as a function of that desirability, home values.

Best,
Kevin Walker, on behalf of the Hunters Creek
Architectural Committee

On Sat, Oct 30, 2021 at 1:08 AM <opaez@topgfa.com>
wrote:

Hi:

We hope you are doing well. We kindly submit for approval the Home plans for your consideration.

We thank you for your time in advance.

Best Regards,

Oscar Paez & Maria Mora - Lot 19

----- Original Message -----

Subject: Variance request

From: "Hunters Creek"

<hunterscreekarchcommittee@gmail.com>

Date: 8/5/21 10:54 am

To: "stephanie.r.wendl@gmail.com"

<stephanie.r.wendl@gmail.com>, "Erin Flood"

<ecat11775@gmail.com>,

"amyclaire_reyes@yahoo.com"

<amyclaire_reyes@yahoo.com>,

"opaez@topgfa.com" <opaez@topgfa.com>,

"Pam" <pam.berzins@gmail.com>,

"arnovandenhaak@gmail.com"

<arnovandenhaak@gmail.com>

Hi all,

The owners of Lot 19 have requested a variance to the 28' building height. Specifically, they've asked to be able to go up to 30'. The city of Jonestown's height restriction on lots over an acre is 35'.

When we were designing our home, Jerry made it clear that he'd gladly give a variance to anyone on the Reed Park Road side of Hunter's Hollow, as they'd only be blocking views from homes outside of Hunters Creek. We didn't end up needing one. And, his perspective is flawed, in that many homes look across lots and down the street for their view, making it possible to block views, regardless of the side of the street you're on.

I visited the Van den Haak's home to attempt to measure their overall height (since they are not the original owners and do not have drawings) to see if a precedent was set by granting a variance on their build. I couldn't get the exact height with the laser tape, but it does appear that their home is over the 28' limit by a small margin.

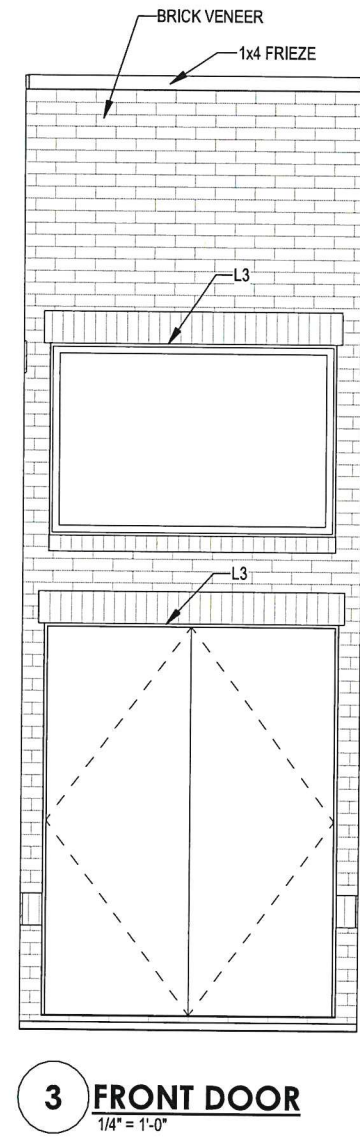
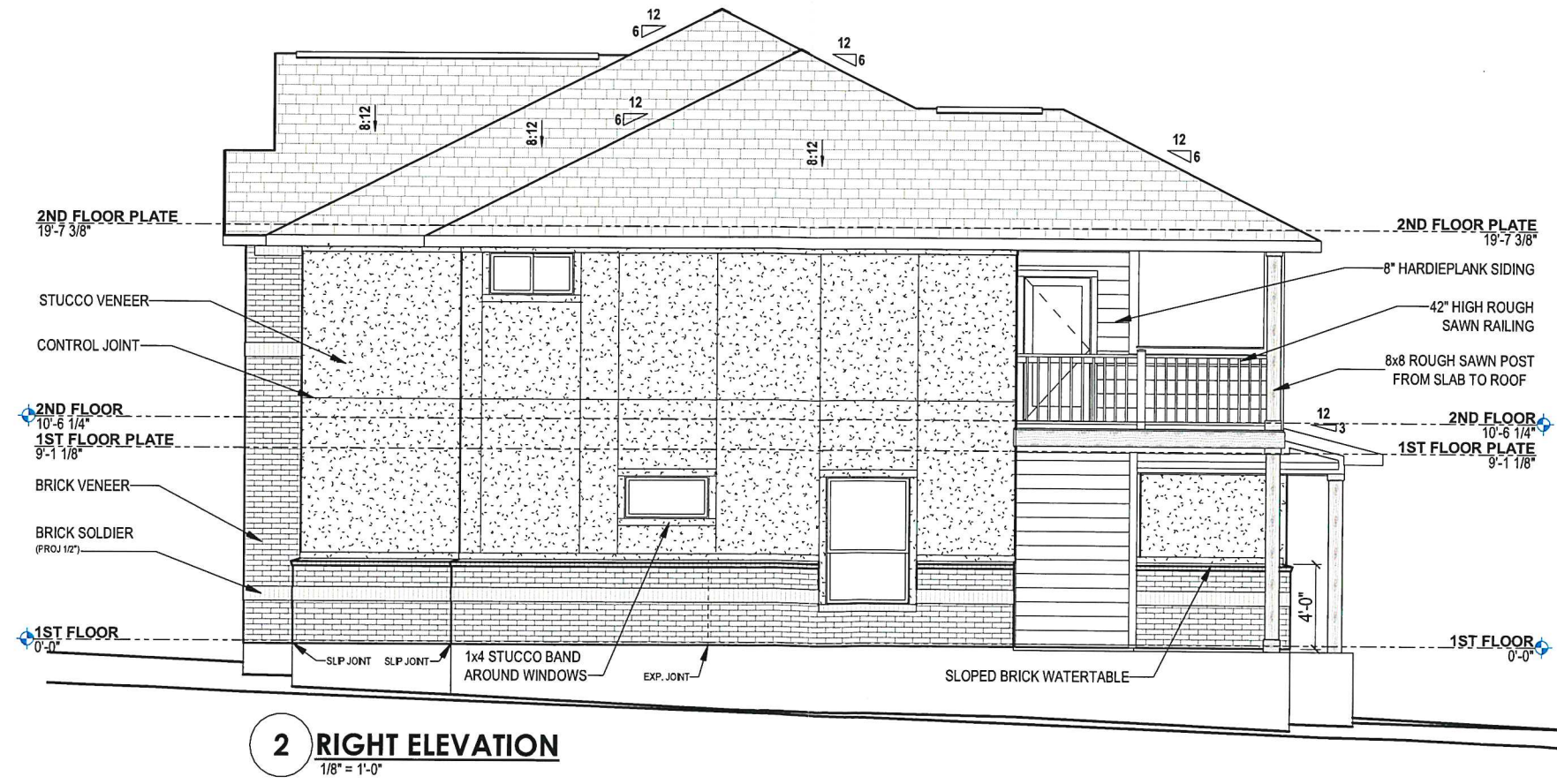
I've attached an early drawing of the proposed home on lot 19, and the planned location that the home will sit on the lot.

Here's my recommendation: **Approve the variance, with the total height from foundation not to exceed 30'. This variance is conditional on the home being placed where they have currently cleared/staked out the home, which is very far back, almost against Reed Park Road.**

This recommendation is based primarily on the fact that the proposed height, at the proposed location, does not block any views, especially from any existing home, planned or already built. A secondary factor is other existing homes, in similar situations, have been approved.

Please reply ASAP with a confirmation that you agree we should approve the request or with any concerns you have to support that we should not. As always, feel free to give me a call at 312-523-6281.

the authors' knowledge, this is the first study to examine the effects of a single session of a group-based, self-help, cognitive-behavioral intervention on the self-reported health status of people with chronic low back pain. The authors' findings suggest that a single session of a group-based, self-help, cognitive-behavioral intervention can improve the self-reported health status of people with chronic low back pain. The authors' findings also suggest that a single session of a group-based, self-help, cognitive-behavioral intervention can improve the self-reported health status of people with chronic low back pain. The authors' findings also suggest that a single session of a group-based, self-help, cognitive-behavioral intervention can improve the self-reported health status of people with chronic low back pain.



STEEL LINTEL SELECTION					
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL			NOTES
		Up to 5'-0"	5'-1" to 12'	12'-1" to 20'	
		MAXIMUM CLEAR SPAN OF LINTELS			
L1	3x3x1/4"	6'-0"	4'-6"	3'-0"	
L2	4x3x1/4"	8'-0"	6'-0"	4'-6"	
L2A	3x4x1/4"	6'-0"	4'-6"	3'-0"	Wide flange installed horizontally
L3	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (for slopes less than 7:12)
L4	6x4x5/16" <i>(drilled for 1/2"x4-1/2" bolts @ 16" o.c.)</i>	18'-2"	18'-2"	18'-2"	
L5	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (stops required on slopes 7:12 or greater)
Length of bearing shall not be less than 4"					

FINAL PLANS

5041

GRANBURY A

FC- 8/30/21 GHJ

RD- 9/21/21 GHJ

PERMIT- 11/18/21 GHJ

CHKOUT- 10/20/2021 MC

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

TILSON

CUSTOM HOME BUILDERS

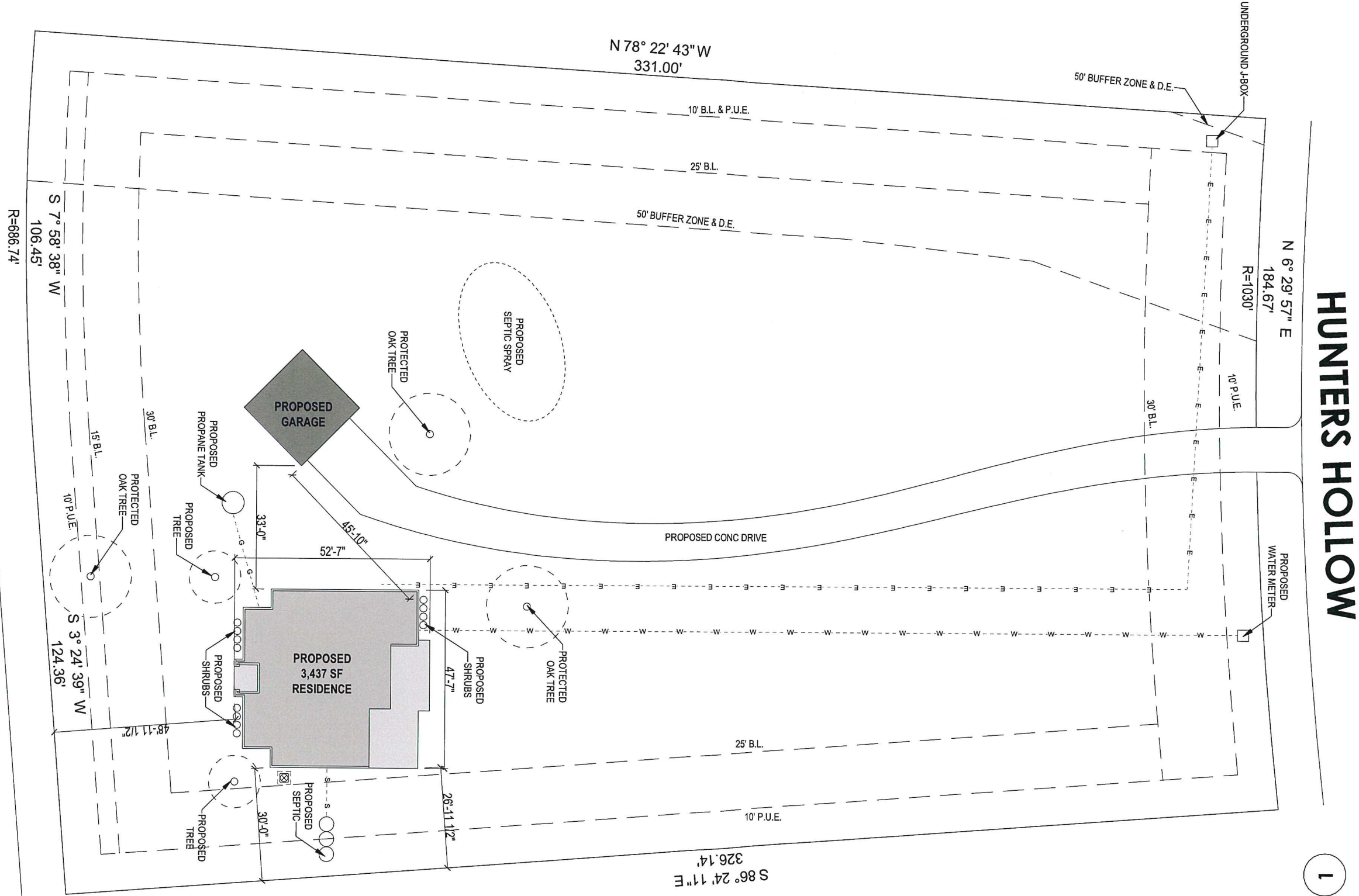
MR. OSCAR PAEZ & MRS. MARIA MORA

Job #1214577

Travis County

A2.0

REED PARKS ROAD



IMPERVIOUS COVER CALCULATIONS

EXISTING IMPERVIOUS COVER	0 SQ. FT.
HOUSE (INCLUDING PORCHES, GARAGES, AND CARPORT	2,737 SQ. FT.
A/C PAD	12 SQ. FT.
DRIVEWAY	3,017 SQ. FT.
TOTAL IMPERVIOUS COVER	5,766 SQ. FT.
SQ. FOOTAGE OF LOT	68,168 SQ. FT.
IMPERVIOUS COVER %	8.5 %

1" = 30'-0"
SITE PLAN 1

17616 HUNTERS HOLLOW
JONESTOWN, TX 78645
61 LOT
HUNTERS CREEK SUBDIVISION

MR. OSCAR PAEZ & MRS. MARIA MORA
Job #1214577
Travis County

A-SITE

TILSON
CUSTOM HOME BUILDERS

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

EC- 8/30/21 GHJ
RD- 9/21/21 GHJ
PERMIT- 11/18/21 GHJ
CHKOUT- 10/20/2021 MC

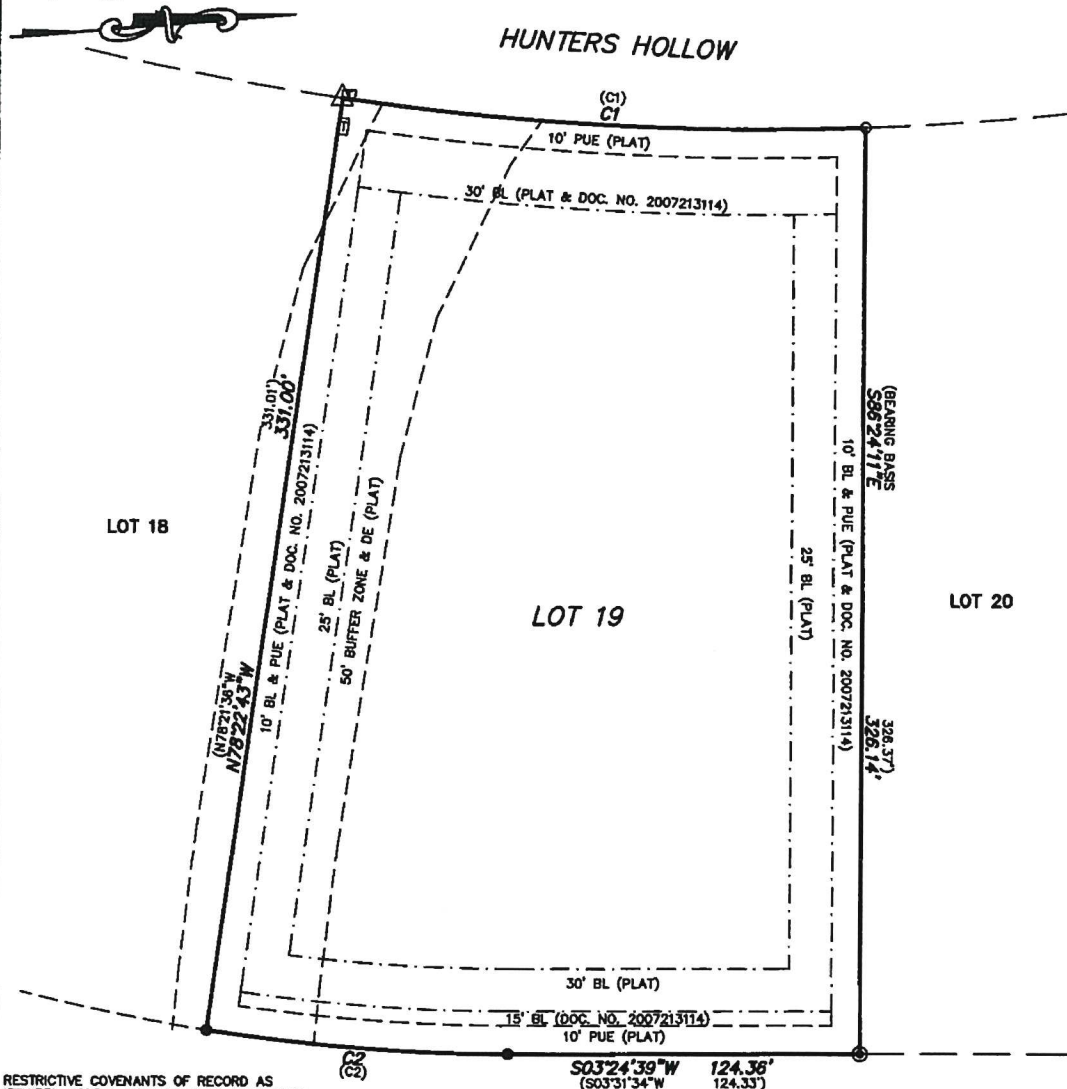
FINAL PLANS
5041
GRANBURY A

CELCO SURVEYING
REG. # 10163978
TEL: 830-214-5109
FAX: 866-571-8323

SURVEY PLAT

301 MAIN PLAZA - SUITE 387
NEW BRAUNFELS, TEXAS 78130
eddie@celcosurveying.com

SCALE
1" = 50'



RESTRICTIVE COVENANTS OF RECORD AS
ITEMIZED HEREIN: VOLUME 12801, PAGE 1048,
REAL PROPERTY RECORDS AND DOCUMENT
NOS. 200700350 (PLAT) AND 2007213114,
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY,
TEXAS.
(DOES AFFECT THIS TRACT)

UTILITY EASEMENT TO PEDERNALES ELECTRIC
COOPERATIVE, INC. AS RECORDED IN
DOCUMENT NO. 2009134090, OFFICIAL PUBLIC
RECORDS, TRAVIS COUNTY, TEXAS.
(DOES NOT AFFECT THIS TRACT)

WATER STORAGE AND WATERLINE EASEMENT
AS RECORDED IN VOLUME 1278, PAGE 689,
REAL PROPERTY RECORDS, TRAVIS COUNTY,
TEXAS; AND DOCUMENT NO. 2008063810,
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY,
TEXAS.
(BLANKET EASEMENT--DOES AFFECT THIS
TRACT)

REED PARKS ROAD

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	184.67	1030.00	184.43	N06°29'57\"E
(C1)	184.68	1030.00	184.43	N06°30'12\"E
C2	106.45	686.74	106.35	S07°58'38\"W
(C2)	106.60	686.74	106.49	S07°58'22\"W

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⊙ = SPINDLE FOUND
- △ = CALC. PROP. COR.
- = RECORD PER PLAT
- PUE = PUBLIC UTILITY EASEMENT
- BL = BUILDING LINE
- DE = DRAINAGE EASEMENT
- T = TRANSFORMER

ADDRESS: 17816 HUNTERS HOLLOW, JONESTOWN, TEXAS

LEGAL DESCRIPTION: LOT 19, HUNTER'S CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN
DOCUMENT NO. 200700350, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

CERTIFICATION

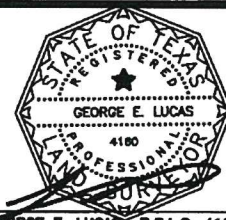
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS
PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY
SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS,
EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY,
EXCEPT AS SHOWN HEREON.

BUYER: OSCAR GUILLERMO PAEZ PIMIENTO AND MARIA CAROLINA MORA
TITLE CO: INDEPENDENCE TITLE COMPANY
G.F.#: 2037659-CPK EFF: JULY 7, 2020 LENDER: N/A

PLAN No.: 2020-1271

SURVEY DATE:

JULY 10, 2020



GEORGE E. LUCAS R.P.L.S. 4180

Cynthia Jolly

From: Billy <doinfineintx@yahoo.com>
Sent: Friday, January 21, 2022 3:59 PM
To: Cynthia Jolly
Cc: borman77@gmail.com; realestatesolutionsaustin@hotmail.com
Subject: Opposition to Variance for Oscar and Maria Paez-Pimiento for 17616 Hunters Hollow, (Lot 19 Hunters Creek Subd) Jonestown, TX.

Community Development Services
City of Jonestown, Texas
512-267-0359
cjolly@jonestowntx.gov
c/o Jolly, Cynthia

Thank you for your letter dated 1-17-22 re: variance for Oscar and Maria Paez-Pimiento for 17616 Hunters Hollow, (Lot 19 Hunters Creek Subd) Jonestown, TX.

I must object to this variance. I am against this variance.

I own the property located at 17670 W. Reed Park Rd.

I'm just up the hill and the subject property is between me and the Lake Travis basin where my best view is located.

Only W. Reed Park Rd. is between my property and the subject property.

Even without the variance, the proposed house will already significantly block my view.

Therefore I don't want a variance that will block it even more. The variance would make it worse.

This situation is exactly why the ordinance is there; to keep people from building too high.

Would I even be given a variance also, if they get one? Guaranteed immediately so I can get high enough to see over them now that they would now be higher?

I would guess not. Not unless I apply for one at a later date and even then it could be turned down.

I have to comply with the city code of ordinances. I wish others would comply also; especially this one for maximum height of houses.

I sincerely ask you to take into consideration my strong opposition to this variance, since it would be directly detrimental to me and my immediate adjacent neighbor at 8800 Richland Hills Blvd amongst other neighbors also.

Sincerely,
Billy Zvonek (Uptown Cars, Inc.)
512-736-5932

Cynthia Jolly

From: Boris G. Manilov <borman77@gmail.com>
Sent: Thursday, January 20, 2022 2:39 PM
To: Cynthia Jolly
Cc: realestatesolutionsaustin@hotmail.com
Subject: opposition to variance for Oscar and Maria Paez-Pimiento 'for 17616 Hunters Hollow, (Lot 19 Hunters Creek Subd) Jonestown, TX.

Community Development Services
City of Jonestown, Texas
512-267-0359
cjolly@jonestowntx.gov
c/o Jolly, Cynthia

I got your letter dated 1-17-22 re: variance for Oscar and Maria Paez-Pimiento for 17616 Hunters Hollow, (Lot 19 Hunters Creek Subd) Jonestown, TX.

I should inform you that I must object to this variance.

I own the property located at 8800 Richland Hills Blvd, across the street behind the subject property for the variance. My 1.86 acres lot is very flat and on the same elevation as the subject property, and it is between me and the Lake Travis basin. Only W Reed Park Road is between us, no any other property.

Even without the variance, the proposed house will significantly block my view.

Therefore I don't want a variance that will block it even more.

This situation is exactly why the ordinance is there; to keep people from building too high.

I sincerely ask you to take into consideration my strong opposition to this variance, since it would be directly detrimental to me and my immediate neighbor from 17670 W Reed Park Rd.

Sincerely,

--

Boris G. Manilov
+1 (470) 455-41-21

Cynthia Jolly

From: James Mudd <goodyear4ever@gmail.com>
Sent: Monday, January 24, 2022 4:04 PM
To: Cynthia Jolly
Subject: 17616 Hunters Hollow Variance Request

Importance: High

Hello and thank you for sending me the notice of a public hearing scheduled for February 7, 2022 re: Oscar & Maria Paez-Pimiento's request for a building height variance, from 28 ft. to 29 ft., 10 1/2 inches, on their property at 17616 Hunters Hollow (Lot 19 Hunters Creek Subdivision), Jonestown, TX.

My wife and I live at 17656 W. Reed Parks Road, directly across from the Pimiento's property. I am greatly concerned that if their variance request is approved, it will further block my present view of Sandy Creek, Northlake Hills and Volente, have a detrimental impact on our home's market value, and establish a dangerous precedent for similar building height variance requests in the future. One of the driving forces in purchasing our homesite back in May 2019 were the wonderful unfettered views we had of Sandy Creek, the surrounding area, and Lake Travis. In the almost 3 years have lived here, we have seen much new home construction up and down Reed Parks Road, and throughout Ranchland Hills and Hunters Creek. Until recently, we have not been adversely affected by this development as it impacts our view of Sandy Creek and Lake Travis. However, this changed with the recent new construction of a home at 17709 Hunters Hollow in Hunters Creek. Although the height of this structure meets the current 28 ft. building height restrictions (according to City of Jonestown Inspector Jonny Ubelhor), it now blocks a portion of our original view of Sandy Creek. Until construction of this home began, we were unaware of it being built until it's framing went up. We received no notice from either the City of Jonestown or the property's owner (JAZV Builders) concerning the building and site location plans. Since then, my understanding is that this property is being built as a "spec" home by JAZV Builders. The reason I mention this property is that unlike the Pimiento's property, and although currently in compliance with permits and building height restrictions, it still is an obstruction to our view of Sandy Creek. The Pimiento's property is at a higher elevation than the 17709 Hunters Hollow property. Even at a 28 ft. height, it is sure to further obstruct our present view of Sandy Creek, Northlake Hills and / or Volente. Therefore, my wife and I are strongly opposed to the granting of this building height variance request.

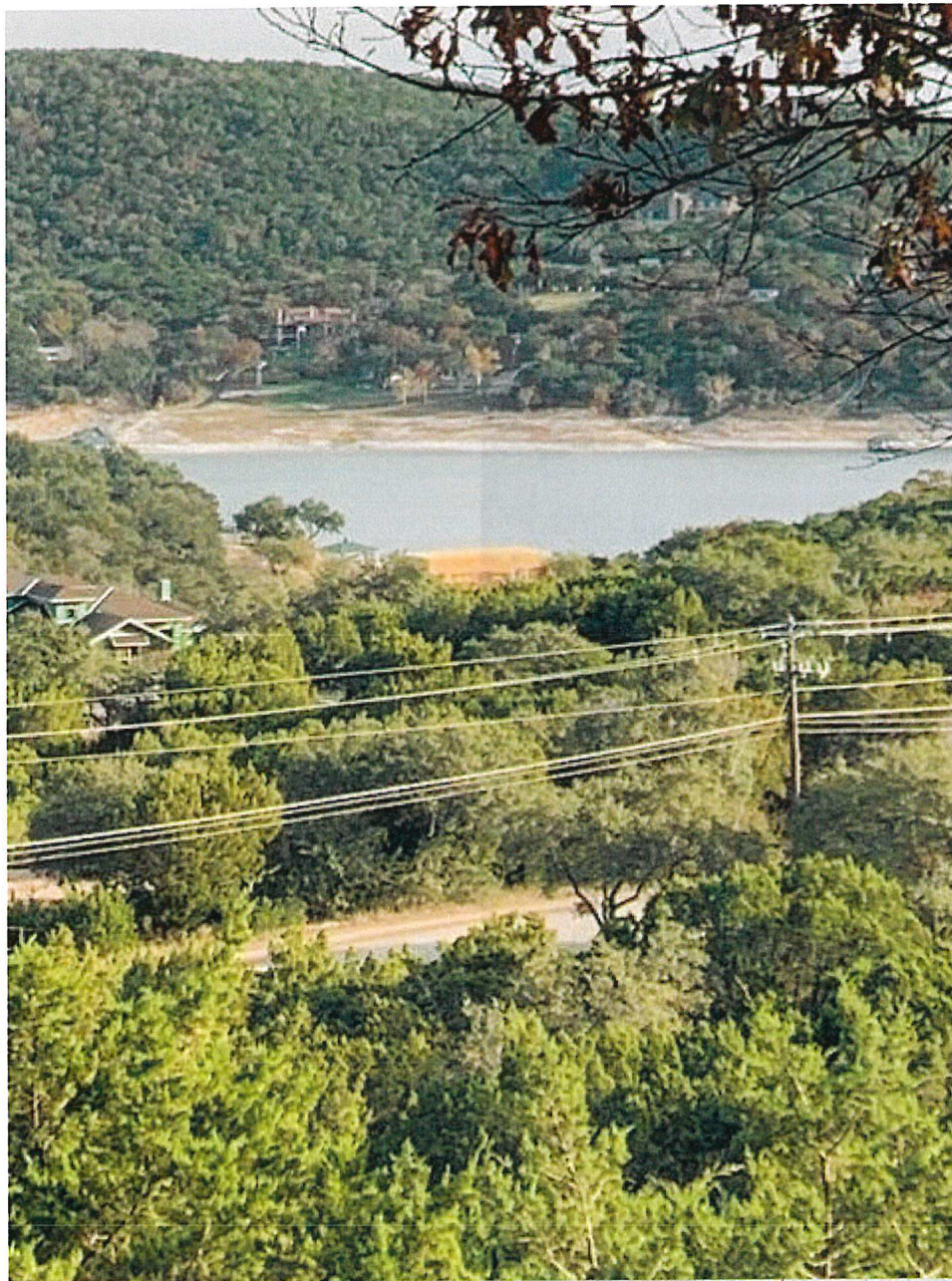
I am attaching some pictures that show past and present views of Sandy Creek, Northlake Hills and Volente from our home. The 3 pictures with a rainbow in them show a view before the property at 17709 Hunters Hollow was constructed; the last picture in this sequence also shows where the Pimiento's lot is in relation to our view. The final 2 pictures show the framing of the house at 17709 Hunters Hollow. Lastly, I am also enclosing an image of a Travis Central Appraisal District property search of the Hunters Creek Subdivision. This image will clearly show that the Pimiento's property is directly in my line of sight of Sandy Creek, Northlake Hills and Volente.

Thank you for your kind consideration of this request. I plan to attend the February 7th meeting and hope to see you there.

James Mudd
goodyear4ever@gmail.com
(281) 381-2776







Certification of Mailing

I hereby certify that I have notified the below listed property owners of the public hearing concerning the development request described in the attached public notice. This notice is in accordance with the Local Government Code, §211.007(c) and the City of Jonestown Code of Ordinances.

Joy Riley
Signature

JAN 17, 2022
Date of mailing

First Name	Last Name	Mailing Address	City	State	Zip	Legal Description	Property Address	Property ID
Ryan & Ashley	Sirna	200 Simmons Dr	Cedar Park	TX	78613	Lot 12 Hunters Creek Subd	17613 Hunters Hollow 78645	760761
Markus & Stephanie	Wendl	PO Box 3723	Cedar Park	TX	78613	Lot 20 Hunters Creek Subd	17620 Hunters Hollow 78645	760769
Jorge	Berengue	4017 Piana Place	Leander	TX	78641	Lot 11 Hunters Creek Subd	17617 Hunters Hollow 78645	760760
Oscar	Pimiento	9406 W Nightingale Hill Ln	Houston	TX	77494	Lot 19 Hunters Creek Subd	17616 Hunters Hollow 78645	760768
Michael & Erin	Flood	214 Paul Azinger Ct	Round Rock	TX	78664	Lot 10 Hunters Creek Subd	17621 Hunters Hollow 78645	760759
Jayne & Kristopher	Evans	17605 Hunters Hollow	Jonestown	TX	78645	Lot 13 Hunters Creek Subd	17605 Hunters Hollow 78645	760762
James	Mudd	PO Box 4358	Lago Vista	TX	78645	Lot 6 Blk A Grandacres	17656 W Reed Parks Rd 78645	543952
Boris	Manilov	2304 Rick Whinery Dr	Austin	TX	78728	Lot 15 Blk A Ranchland Hills Subd	8800 Ranchland Hills Blvd 78645	760951
Uptown Cars Inc		16317 FM 1325	Austin	TX	78728	Lot 88 Blk C Ranchland Hills Subd	17670 W Reed Parks Rd 78645	760964
Kimberly	Holland	1504 Deep Woods Trl	Leander	TX	78641	Lot 5 Blk A Grandacres	17652 W Reed Parks Rd 78645	543951
Brent	Spence	17701 Hunters Hollow	Jonestown	TX	78645	Lot 9 Hunters Creek Subd	17701 Hunters Hollow 78645	760758